

**WARRANTY DEED**

THIS INDENTURE, made and entered into this January 30, 2003, by and between **SAMUEL KEITH FRANKLIN** and **CAROLYN SUE JOHNSON FRANKLIN**, husband and wife, as tenants by the entirety herein called Grantor, and **BARRY R. JARRETT** and **LITA L. JARRETT**, husband and wife, as tenants by the entirety herein called Grantee,

**WITNESSETH:** That for and In consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in, County of **DESOTO**, State of **MISSISSIPPI**

Legal description is included on the attached Exhibit "A" which is incorporated by this reference.

**TO HAVE AND HOLD** the aforesaid real estate together with all the appurtenance and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his heirs, successors and assigns in fee simple forever.

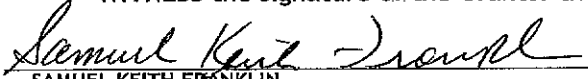
The Grantor does hereby covenant with the Grantee that he is lawfully seized in fee of the aforesaid real estate; that he has good right to sell and convey the same; that the same is unencumbered, with the exception of the following:


1. County of **DESOTO** taxes for the year **2003**, and all subsequent years, the amount of which are not yet ascertainable, due or payable
2. Subdivision restrictions, building lines and easements of record in Book **36**, Page **33-41** in the **DESOTO CHANCERY CLERK, MISSISSIPPI**, which restriction have no reversionary clause.
3. Other exceptions if any listed below.
  - A. Amendment to plat restrictions and covenants of record in Deed Book **310**, Page **190** and amended in Deed Book **354**, Page **600** in the Chancery Clerk's Office of DeSoto County, Mississippi.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The reference to singular person shall mean more than one person where applicable, and pronouns shall be construed by their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

  
 SAMUEL KEITH FRANKLIN Seller

  
 CAROLYN SUE JOHNSON FRANKLIN Seller

STATE MS. - DESOTO CO. *BC*  
 FILED *BC*  
 FEB 11 10 08 AM '03 *0*

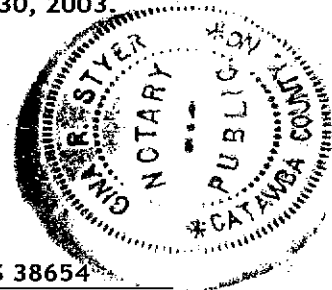
BK 437 PG 679  
 W.F. DAVIS CH. CLK.

STATE OF North Carolina  
 COUNTY OF Catawba

Before me, Notary public in and for said State and County, duly commissioned and qualified, personally appeared SAMUEL KEITH FRANKLIN and CAROLYN SUE JOHNSON FRANKLIN person(s) described in and who executed the foregoing instrument, acknowledged SAMUEL KEITH FRANKLIN and CAROLYN SUE JOHNSON FRANKLIN that (t)he(y)(she) executed, the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this : January 30, 2003.

Dina R. Styer  
 NOTARY PUBLIC  
 My Commission Expires:



GRANTEE'S ADDRESS AND PHONE:

BARRY R. JARRETT, 9163 LAUREL HILL WEST, OLIVE BRANCH, MS 38654

HOME PHONE: 662 895 2479

WORK PHONE: 662 893 7866

LITA L. JARRETT, 9163 LAUREL HILL WEST, OLIVE BRANCH, MS 38654

HOME PHONE: 662 895 2479

WORK PHONE: 662 893 7866

husband and wife, as tenants by the entirety

GRANTOR'S ADDRESS AND PHONE:

SAMUEL KEITH FRANKLIN

HOME PHONE: 704-394-4280

WORK PHONE: 704-516-1047

CAROLYN SUE JOHNSON FRANKLIN

HOME PHONE: 704-394-4280

WORK PHONE: 704-394-4435

husband and wife, as tenants by the entirety

Property Address: **9163 LAUREL HILL WEST, OLIVE BRANCH, MISSISSIPPI 38654**

Owner's Name: **BARRY R. JARRETT and LITA L. JARRETT**

Owner's Address: Same as property address.

Mail tax bill to : **UNION PLANTERS BANK, NATIONAL ASSOCIATION, P.O. BOX 2127, MEMPHIS, TN 38101-2127.**

Parcel No. 1065-2201.0-00023.00 Title No. 30088 File No. 30088 FHA/VA Case No.

This instrument was prepared by and return to: **THE LOWRANCE LAW FIRM, P.C. , 5100 POPLAR AVE., SUITE 2200, MEMPHIS, TENNESSEE 38137; Phone: 901-761-1212, Fax: 901-761-9984, e-Mail: lowrance@mail.lowlaw.com.**

## EXHIBIT A

Lot 23, Phase I, Section A, The Plantation, situated in Section 22, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 36, Pages 33-41 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Initials:   
